

# Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Fall River

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	52	35	- 32.7%	195	193	- 1.0%
Closed Sales	34	40	+ 17.6%	162	172	+ 6.2%
Median Sales Price*	\$300,000	<b>\$380,000</b>	+ 26.7%	\$285,000	<b>\$336,400</b>	+ 18.0%
Inventory of Homes for Sale	67	28	- 58.2%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	100	35	- 65.0%	68	36	- 47.1%
Percent of Original List Price Received*	97.6%	<b>101.6%</b>	+ 4.1%	98.1%	<b>102.2%</b>	+ 4.2%
New Listings	55	44	- 20.0%	221	205	- 7.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

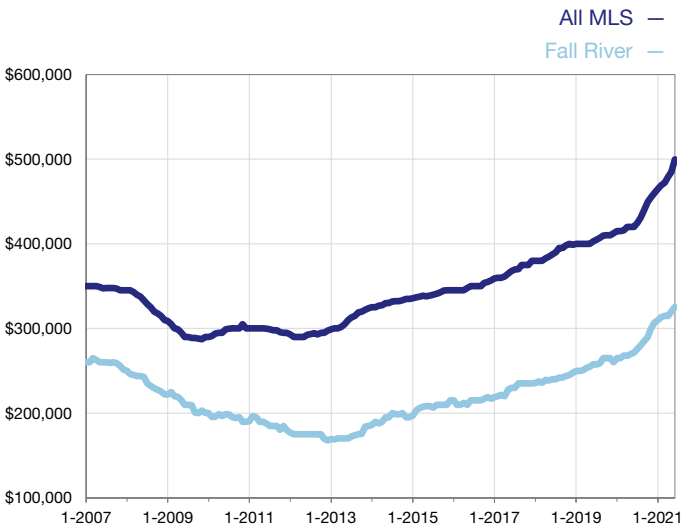
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	13	+ 18.2%	44	66	+ 50.0%
Closed Sales	5	13	+ 160.0%	42	61	+ 45.2%
Median Sales Price*	\$193,000	<b>\$183,000</b>	- 5.2%	\$155,500	<b>\$219,000</b>	+ 40.8%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	3.0	1.1	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	45	21	- 53.3%	32	31	- 3.1%
Percent of Original List Price Received*	96.0%	<b>103.0%</b>	+ 7.3%	96.1%	<b>98.9%</b>	+ 2.9%
New Listings	14	12	- 14.3%	72	67	- 6.9%

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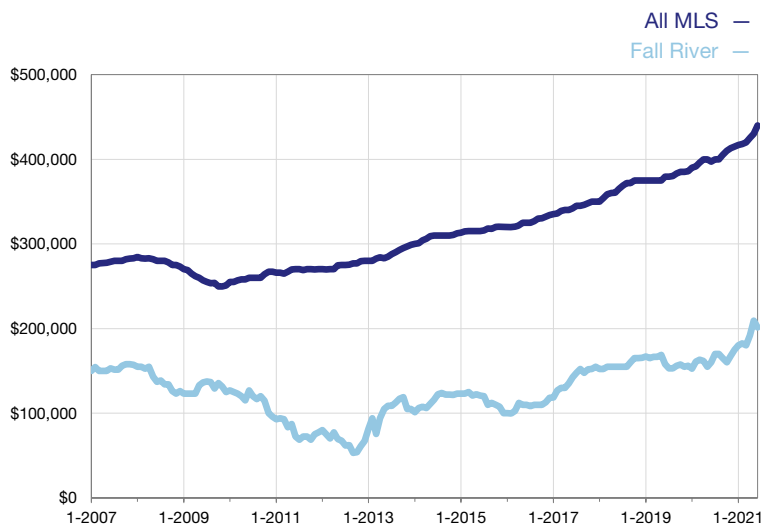
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Freetown

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	9	0.0%	49	46	- 6.1%
Closed Sales	12	7	- 41.7%	44	39	- 11.4%
Median Sales Price*	\$403,000	<b>\$455,000</b>	+ 12.9%	\$400,500	<b>\$401,000</b>	+ 0.1%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	86	48	- 44.2%	88	34	- 61.4%
Percent of Original List Price Received*	96.7%	<b>100.2%</b>	+ 3.6%	95.1%	<b>99.9%</b>	+ 5.0%
New Listings	7	14	+ 100.0%	42	54	+ 28.6%

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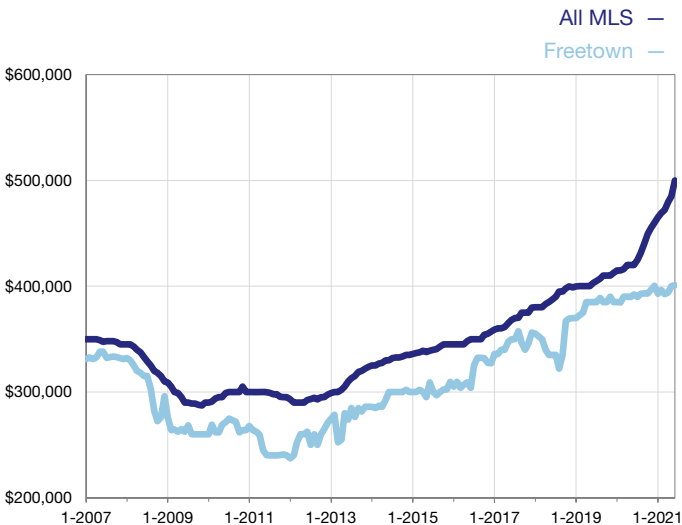
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$245,000</b>	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	17	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>104.3%</b>	--
New Listings	0	0	--	1	2	+ 100.0%

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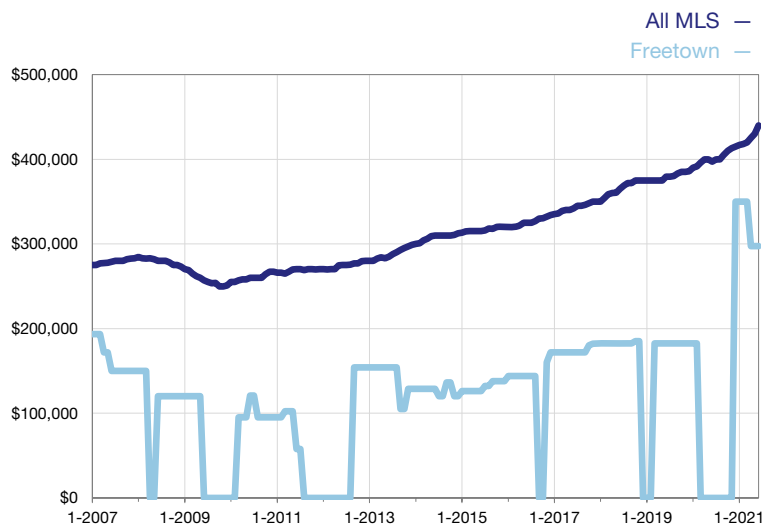
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Rolling 12-Month Calculation



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## Middleborough

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	31	28	- 9.7%	135	130	- 3.7%
Closed Sales	27	27	0.0%	107	110	+ 2.8%
Median Sales Price*	\$340,000	<b>\$430,000</b>	+ 26.5%	\$359,000	<b>\$425,550</b>	+ 18.5%
Inventory of Homes for Sale	52	11	- 78.8%	--	--	--
Months Supply of Inventory	2.5	0.5	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	63	34	- 46.0%
Percent of Original List Price Received*	98.7%	<b>102.8%</b>	+ 4.2%	96.9%	<b>101.1%</b>	+ 4.3%
New Listings	36	23	- 36.1%	160	137	- 14.4%

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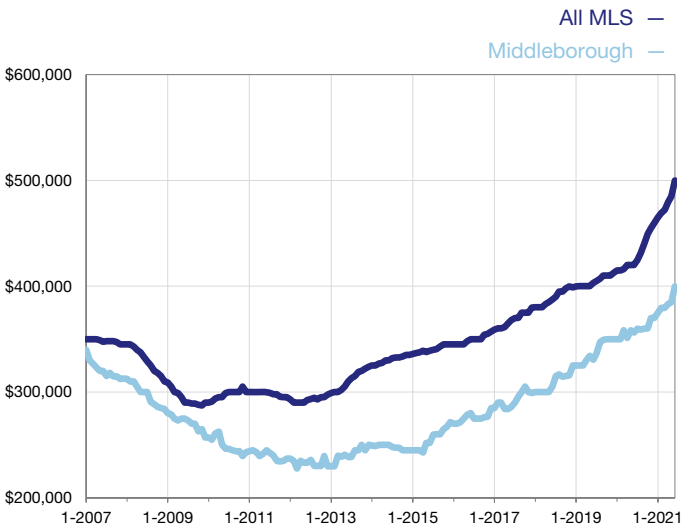
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	6	13	+ 116.7%
Closed Sales	0	4	--	4	13	+ 225.0%
Median Sales Price*	\$0	<b>\$336,250</b>	--	\$370,000	<b>\$315,000</b>	- 14.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	0	29	--	14	36	+ 157.1%
Percent of Original List Price Received*	0.0%	<b>101.8%</b>	--	100.4%	<b>98.9%</b>	- 1.5%
New Listings	3	1	- 66.7%	9	12	+ 33.3%

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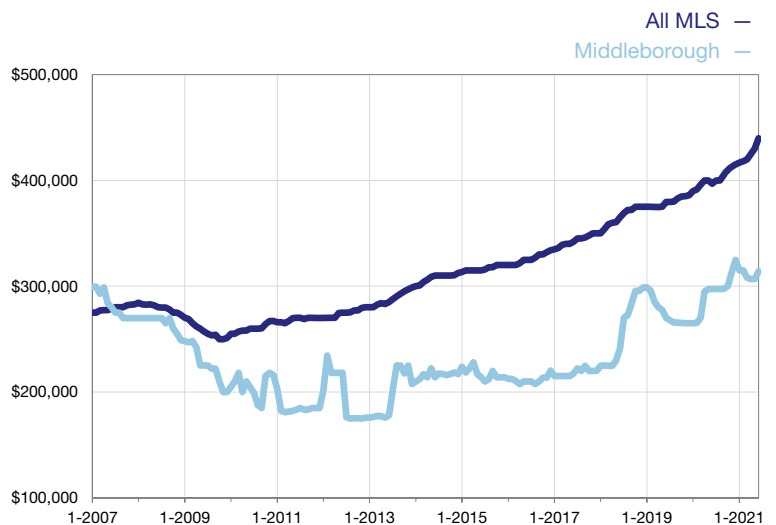
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## Somerset

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	21	- 12.5%	118	109	- 7.6%
Closed Sales	14	19	+ 35.7%	93	94	+ 1.1%
Median Sales Price*	\$310,000	\$350,000	+ 12.9%	\$323,000	\$357,000	+ 10.5%
Inventory of Homes for Sale	21	8	- 61.9%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	52	30	- 42.3%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	97.9%	101.7%	+ 3.9%
New Listings	13	22	+ 69.2%	121	107	- 11.6%

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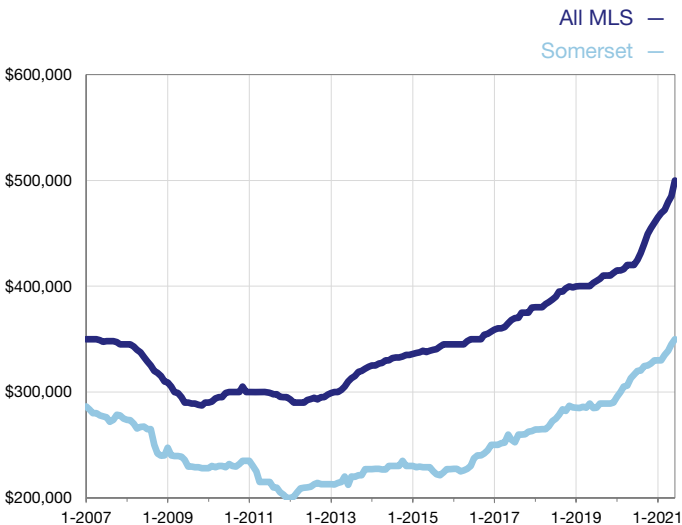
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$269,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

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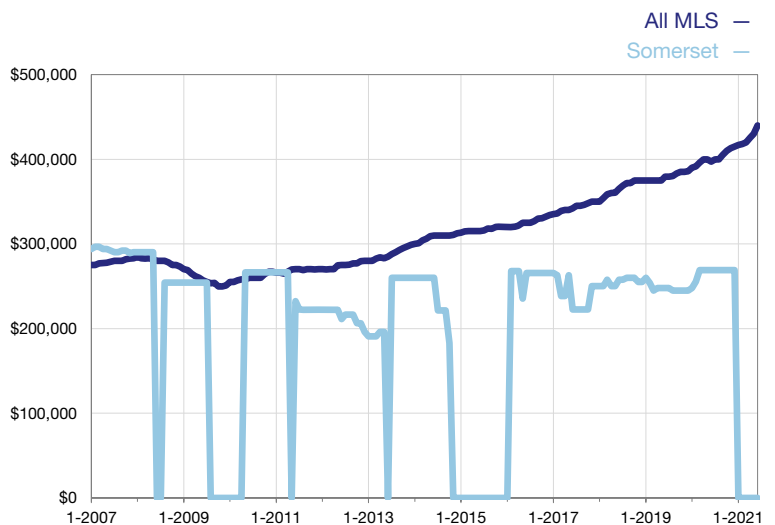
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## Swansea

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	20	- 23.1%	103	75	- 27.2%
Closed Sales	12	9	- 25.0%	83	77	- 7.2%
Median Sales Price*	\$315,000	<b>\$380,000</b>	+ 20.6%	\$331,000	<b>\$376,000</b>	+ 13.6%
Inventory of Homes for Sale	40	25	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	74	47	- 36.5%	71	31	- 56.3%
Percent of Original List Price Received*	96.4%	<b>98.3%</b>	+ 2.0%	97.3%	<b>102.1%</b>	+ 4.9%
New Listings	31	38	+ 22.6%	129	106	- 17.8%

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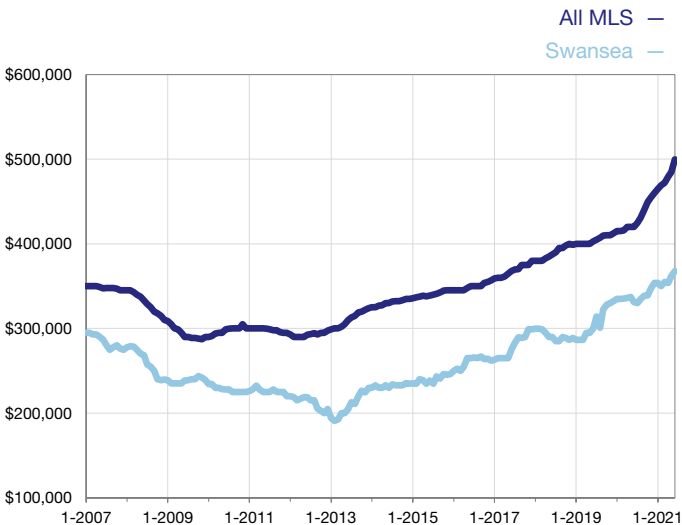
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$138,000	<b>\$0</b>	- 100.0%	\$138,000	<b>\$295,000</b>	+ 113.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	229	0	- 100.0%	229	23	- 90.0%
Percent of Original List Price Received*	72.7%	<b>0.0%</b>	- 100.0%	72.7%	<b>100.0%</b>	+ 37.6%
New Listings	0	0	--	0	1	--

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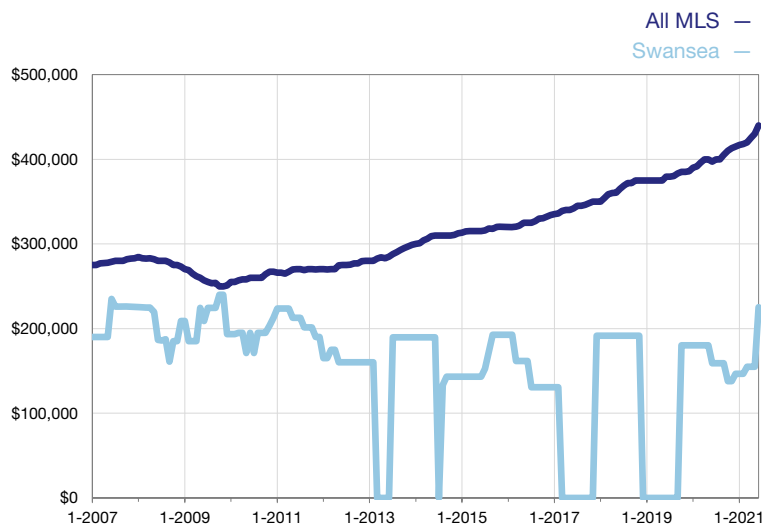
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## Westport

### Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	25	17	- 32.0%	92	87	- 5.4%
Closed Sales	8	15	+ 87.5%	76	71	- 6.6%
Median Sales Price*	\$296,750	<b>\$700,000</b>	+ 135.9%	\$395,750	<b>\$480,000</b>	+ 21.3%
Inventory of Homes for Sale	42	25	- 40.5%	--	--	--
Months Supply of Inventory	2.9	1.6	- 44.8%	--	--	--
Cumulative Days on Market Until Sale	91	16	- 82.4%	99	36	- 63.6%
Percent of Original List Price Received*	91.4%	<b>102.7%</b>	+ 12.4%	93.2%	<b>101.1%</b>	+ 8.5%
New Listings	18	21	+ 16.7%	101	97	- 4.0%

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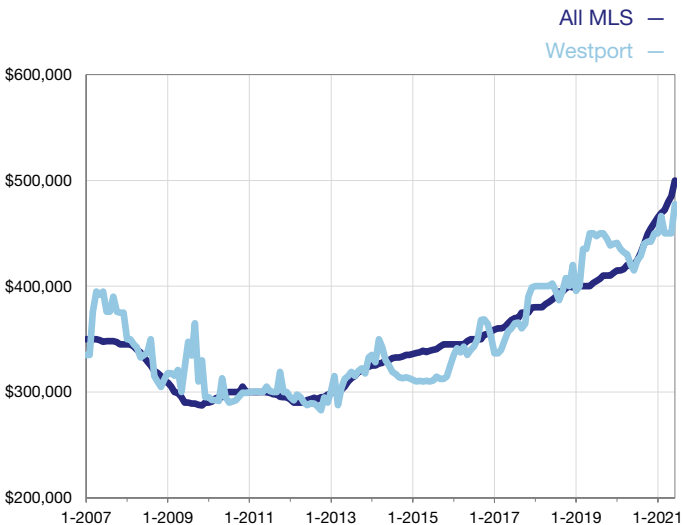
### Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	4	+ 300.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$310,000</b>	--	\$375,000	<b>\$333,000</b>	- 11.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	194	--	20	128	+ 540.0%
Percent of Original List Price Received*	0.0%	<b>103.4%</b>	--	101.6%	<b>100.5%</b>	- 1.1%
New Listings	0	1	--	1	3	+ 200.0%

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